

BLUE RIBBON HOUSING SITE SELECTION COMMITTEE

MINUTES OF MEETING

OCTOBER 1, 2003

Members present: James A. Gardner and Lydia M. Pastuszek (co-chairs), Joseph D. Bausk, Michael C. Fee, Mark C. Ensign, Richard H. Davison, Stephen B. Shugrue. Also attending: Jody Kablack (Town Planner), Jo-Ann Howe (Sudbury Housing Authority Director).

Meeting convened by co-chairs at 7:30pm at Sudbury Center Fire Station Meeting Room.

It was voted to approve the minutes of 9/3 and 9/11 .

Discussion of lot size minimums: Ms. Howe stated that the absolute minimum lot size for a duplex with septic and parking was 7500 sq. ft. in Zone 2 (aquifer), however, 10,000 sq. ft. per bedroom is required, but five bedrooms would be allowed on one acre.

Ms. Kablack announced that the November 19 meeting would be held at Town Hall, and Ms Pastuszek said she would notify the Town cable station.

It was voted to appoint Mr. Shugrue as the Committee's clerk.

Questions were raised re the draft proposal of the Committee's site selection procedure: does BRHSSC need to focus solely on short-term goal? Does draft proposal overstep our mission if we go beyond goal for December? Mr. Fee states charter says to look at Town-owned land. Mr. Gardner offers to remove all but Town-owned land from spreadsheets. Mr. Ensign provided a flow chart of the Committee's site selection process and criteria as discussed at earlier meetings. Goal for next meeting is to approve final draft of BRHSSC procedure for site selection.

Committee vetted lists previously vetted by Ms Dineen and Ms Kablack. ConCom's list (Dineen) leaves approximately 80 sites not wet. Planning Dept List (Kablack) has 17 potential sites.

Continuing tasks: Mr. Ensign to ask Debbie Dineen, Conservation Coordinator, if deeded land for purpose and/or (Conservation Restrictions) may not be selected. More research is deemed advisable by Committee on #2 ratings and on some #3's. Mr. Ensign and Ms. Kablack to look at multiple acre sites. Need to clarify if any of the Piper Land is buildable. Co-chairs to seek direction from Selectmen about what to delete based on legal parameters. Site visits planned next week.

Miscellaneous sites discussed: The Town has discussed the Malone Gravel pit (30 acres) for recreation and housing. The Meacham property and Lincoln Rd. agricultural lands were discussed as having possible housing sites by the BRHSSC.

It was voted to adjourn the meeting at 9:55 pm.

Respectfully submitted, Steve Shugrue

